



# Slimbridge Parish Neighbourhood Development Plan

Regulation 15 submission

## Local Green Spaces Report



June 2023

## Introduction

This report gives an overview of the process and recommendations for Local Green Space (LGS) designations for the Slimbridge Neighbourhood Development Plan (NDP). The NDP's eventual Examiner will decide which spaces will be designated in the Neighbourhood Plan based on information in the report and their own site visits.

### What is a Local Green Space?

Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them by designating them Local Green Space. Once a site is designated as a Local Green Space, it is protected against inappropriate development except in 'very special circumstances' (National Planning Policy Framework 2021<sup>1</sup> para. 147). Once a space is designated Local Green Space, it has protection against development consistent with the protection of land in the Green Belt.

In order to be suitable for Local Green Space designation, a space must be:

- In reasonably close proximity to the community it serves;
- local in character and not an extensive tract of land, and
- demonstrably special to the community (by way of any or all of its beauty, tranquillity, recreational use, historic significance or wildlife value)

(National Planning Policy Framework 2021, para. 101-103).

For the purposes of this assessment, a place's 'demonstrably special' qualities are defined as:

- **Beauty:** A place of aesthetic beauty that adds to the visual qualities of the parish.
- **History:** A place with significant historical importance for the parish.
- **Recreation:** A place which offers formal or informal recreation and sporting opportunities for residents and visitors.
- **Tranquillity:** A place that offers an escape from everyday noise and activity.
- **Wildlife:** A place that provides a haven for wildlife, both animals and plants.

National Planning Practice Guidance identifies certain types of spaces which are often not suitable for LGS designation due to their function, including:

- education sites (school fields, playgrounds etc),

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<sup>1</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

- highway land / verges, and
- sites with extant planning permission.

### **What is the process undertaken to date?**

During Summer – Autumn 2021, a long list of suggestions of possible Local Green Spaces was compiled by the Steering Group.

During October 2021, the suggested possible LGS were assessed for initial suitability for LGS designation. This involved desktop assessment of the suggested LGS against the National Planning Policy criteria outlined above.

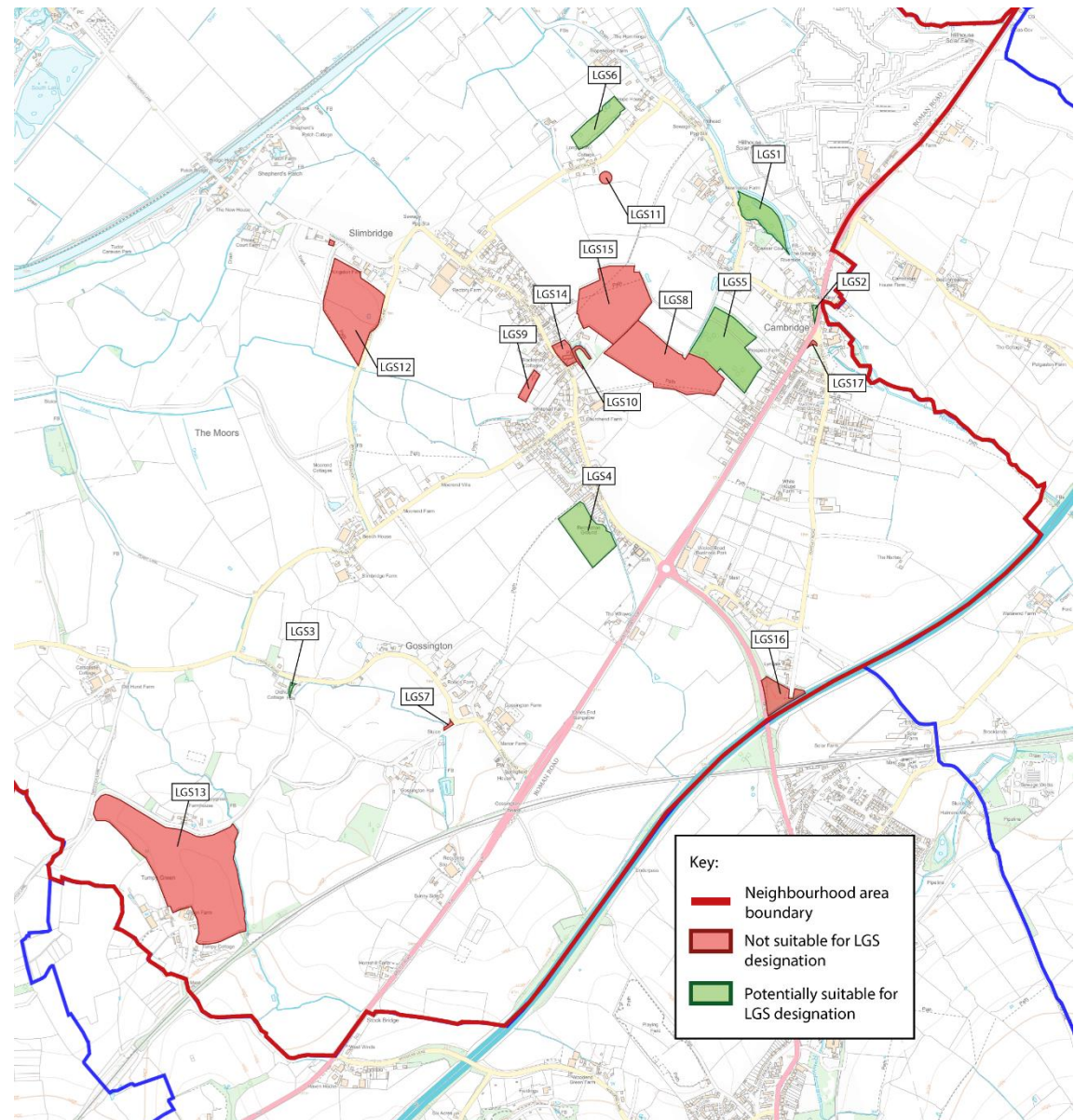
Between 9 June 2022 and 21st July 2022 landowners were consulted for their comments on the potential designation of their land as Local Green Space. Responses have been recorded with summaries of their responses included in table 1 of this report.

Public and Landowner consultation was also undertaken as part of Regulation 14 consultation 23rd January 2023 until 5th March 2023.

Six LGS have been assessed as meeting criteria for inclusion in the Neighbourhood Plan. More detail on these six sites, and others that were assessed is set out on the following pages of this report.

## Assessment of suggested possible Local Green Spaces

Place Studio has undertaken an assessment of the suggested possible LGS, considering information and evidence gathered to date. The detail of the assessment to date is shown in Map 1 and Table 1 overleaf.



Map 1 (right) Assessment of potential Local Green Space

**Table 1. Overall assessment of LGS sites**

**Key:**

- Potentially suitable for LGS designation
- Not suitable for LGS designation

Name	Landowner consultation	Description	Planning context	In reasonably close proximity to the community it serves	Local in character and not an extensive tract of land	Demonstrably special in some way - beauty (B), tranquillity (T), recreational use (R), historic significance (H) or wildlife value (W)	Notes and recommendation based on assessment to date
1. Rosie's Wood	Private owner.  Landowner response received from Rosie's Wood Trust. Very supportive of land to be designated as Local Green Space.	Wooded area. Entry from Ryalls Lane, bordered by the river Cam.	Outside of settlement boundary. Broadleaved and conifer woodland.	Yes	Yes. Distinctive area of woodland bounded by River Cam to the east.	T, R, B – Community woodland used by the local community for walking and celebrating an annual music festival.	Supported in community consultation, meets the criteria and is therefore considered suitable for Local Green Space designation.
2. Cambridge Green	Slimbridge Parish Council  Noted at the Parish Council meeting on Monday 20 th June, Cllrs	Small area adjacent to Bristol Rd, Cambridge	Within settlement boundary.	Yes	Yes	H - A small space with flood marker denoting the 2005 flood, a Telephone Box book swap (owned and managed by the Parish Council), information board, bus stop and large tree.	Supported in community consultation, meets the criteria and is therefore considered suitable for Local Green Space designation.

	accepted the letter and had no further comments to make.						
3. Gossington Green	<p>Slimbridge Parish Council</p> <p>Noted at the Parish Council meeting on Monday 20 th June, Cllrs accepted the letter and had no further comments to make.</p>	Grassy triangular area off Tyndale Road next to Old Hurst Cottages.	<p>Outside of settlement boundary. Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh.</p> <p>Designated village green.</p>	Yes	Yes. Boundaries can be identified.	W - A densely covered grassy area with tall trees useful for wildlife.	Supported in community consultation, meets the criteria and is therefore considered suitable for Local Green Space designation.
4. Playing field	<p>Slimbridge Parish Council</p> <p>Noted at the Parish Council meeting on Monday 20 th June, Cllrs accepted the letter and had no further comments to make.</p>	A large grassy area off St. John's Rd. And the British Legion car park and the Slimbridge Primary School	<p>Outside of settlement boundary. Protected outdoor playspace (SDC Policy ES13).</p>	Yes	Yes, although outside of the settlement boundary this is a distinct playing field area.	<p>R - Supporting a safe access to the school from the car park and a variety of play equipment for younger children. Also supports the local football and cricket clubs and local community events.</p> <p>See also Play Area Report.</p>	Supported in community consultation, meets the criteria and is therefore considered suitable for Local Green Space designation.
5. Humpty Dumpty Woods (also known as	<p>Private owner.</p> <p>Landowner has responded in</p>	Area of woodland on both sides of footpath CSL30	<p>Outside of settlement boundary. Deciduous woodland.</p>	Yes	Yes. Although outside of the settlement boundary, this	T,R,W- An undisturbed area for for wildlife with an added footpath used by dog walkers and people accessing from	Supported in community consultation, meets the criteria and is therefore considered suitable for Local Green Space designation.

Ballards Wood)	favour of LGS designation:  "I can confirm that we are very happy for our land, as indicated on the plan you sent me, to be included as a 'local green space'."				is a distinct wooded area.	one side of Cambridge to the other side.	
6. Wildlife space Ryall's Lane	Private owner.	Footpath CSL18 passes through a created and managed area devoted to wildlife.	Outside of settlement boundary.	Yes	A large area dedicated to wildlife with a distinct boundary.	A large area which features diverse habitats for wild plants, insects, reptiles, birds and small and large mammals. A hide is available by prior appointment for use in the evenings to safely look at mammals. S, B, T, W	Supported in Community Consultation and therefore considered suitable for Local Green Space designation
7. Triangle near Gossington Hall	Gloucestershire Highways  Gloucestershire Highways noted that this land forms part of the public maintainable highway and therefore is exempt from development - except in the	N/A	Outside of settlement boundary	Yes	Yes	N/A	Not suitable for Local Green Space designation. Highway verges are not normally suitable for LGS designation.

	case of utilities apparatus.						
8. Glebe fields running from St John's Rd to Cambridge.	Owned by The Diocese and rented out.  No landowner consultation undertaken	Large field with ridge and furrows behind St John's Church leading to Cambridge	Outside of settlement boundary.	Yes	No. This is a large field which could be considered part of a wider tract of land to the south and north.	H,R - This large field shows the signs of mediaeval farming practises. Now used by a local farmer for grazing of cows and also the local community for dog walking and links Cambridge and Slimbridge. The surrounding hedges provide essential corridors for a variety of wildlife.	Not suitable for Local Green Space designation. This large field is considered part of a wider tract of land.
9. Slimbridge Cemetery	Slimbridge Parish Council  No landowner consultation undertaken	Easily accessed behind the Village Hall Car Park	Outside of settlement boundary. Adjacent to traditional orchard to south east. Within setting of Grade II Listed Building Church House.	Yes	Yes, although outside of the settlement boundary this is a distinct cemetery area	B,T, W - A calming, peaceful area for burials and surrounded by a variety of trees and bushes.	Not suitable for Local Green Space designation. Cemeteries / religious grounds are not normally suitable for Local Green Space designation. The space is also already protected by virtue of its location within the setting of the nearby Grade II Listed Church House

10. The moat	Privately owned  No landowner consultation undertaken	A moat surrounding the Rectory	Within settlement boundary. Broadleaved woodland within the area. Designated Scheduled Monument.	Yes	Yes	W , H-Although partly filled in, this area of water is a place for wildlife. Protected.	Not suitable for Local Green Space designation. The area is already protected by its designation as a Scheduled Monument.
11. Labyrinth	No landowner consultation undertaken	Alongside a footpath in Troy Town.	Outside settlement boundary. Located within a field to the south of Longaston Lane.	Yes	No. This is a large field which could be considered part of a wider tract of land.	T, R- A covered place emitting spiritual energy discovered by the Slimbridge Dowsers.	Not suitable for Local Green Space Designation as it forms part of an extensive tract of land. Included in local heritage assets evidence base.
12. Open field	Slimbridge Parish Council  No landowner consultation undertaken	Off the lower part of Kingstone Rd	Outside of settlement boundary. Adjacent to proposed cycle route (SDC policy E113)	Yes	No. This is a large field which could be considered part of a wider tract of land to the south.	W-field with established trees and surrounded by hedgerow supporting a good amount of wildlife.	Not suitable for Local Green Space designation. This large field is considered part of a wider tract of land. The field already has a layer of protection due to its proximity to the nearby Grade II Listed Kingston Farmhouse.
13. Field in Tumpy Green	Privately owned  No landowner consultation undertaken	Large open field butting up to Tumpy Green Equestrian Centre	Outside of settlement boundary.	Yes	No. This is a large field which could be considered part of a wider tract of land.	R, W-Large open field crossed by many footpaths. Views over to the Forest of Dean.	Not suitable for Local Green Space designation. This large field is considered part of a wider tract of land. The area is identified as an important open space in the key views evidence base.

14. St John's Church Cemetery	The Diocese  No landowner consultation undertaken	Surrounding St John's Church next to St John's Rd	Within settlement boundary.	Yes	Yes	T, H- A large area with graves and tombstones , many of historical importance of the previous parishioners of Slimbridge.	Not suitable for Local Green Space designation. Cemeteries / religious grounds are not normally suitable for Local Green Space designation. The space is also already protected by virtue of its location within the setting of the Grade I Listed St John's Church. There are also Listed gravestones within the churchyard.
15. Church Field		Large field	Outside of settlement boundary.	Yes	No. This is a large field which could be considered part of a wider tract of land to the south and north.		Not suitable for Local Green Space designation. This large field is considered part of a wider tract of land.
16. Woodland at end of Dursley Road	National Highways  Landowner not supportive of designation as LGS due to the land being designated as mitigation land for the M5 motorway. This designation already provides protection	Large wild area at the end of Old Dursley Rd	Outside settlement boundary connected to Cambridge by Dursley road. Within the setting of several houses.	Yes	Yes	B,W. A large triangular wooded area full of a variety of trees with wild flowers, birds and small mammals	As this land is designated as mitigation land for the Not suitable for Local Green Space designation. Highway verges are not normally suitable for LGS designation.

	against development.						
17. Location of former Wesleyan School	Gloucestershire Highways  Gloucestershire Highways noted that this land forms part of the public maintainable highway and therefore is exempt from development - except in the case of utilities apparatus.	Between the A38 and Dursley Rd	Within settlement boundary.	Yes	Yes	H,W-Former local school, now area to be enhanced for wildflowers	Not suitable for Local Green Space designation. Highway verges are not normally suitable for LGS designation.

**Regulation 14 – Suggested Sites**

During Regulation 14 further spaces were suggested by local community. A summary of the proposed sites for consideration and conclusion on suitability is set out below:

Land behind Rocket Rentals off the Slimbridge roundabout / A38 and land at Stables on Wisloe Road were discussed in a steering group meeting as sites suggested for LGS by members of the community during Regulation 14 consultation. After research and looking at these sites, it was resolved that they would not be suitable for Local Green Space allocation as they are not considered to meet the criteria for allocation - principally being 'demonstrably special' to our wider community.